



## **Meeting Agenda**

### **Plan and Zoning Commission**

**Tuesday, December 20, 2022**

**6:30 PM**

**Ankeny City Council Chambers**

**1250 SW District Drive, Second Floor, Ankeny, Iowa**

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack  
Randall Weisheit

Lisa West

Annette Renaud  
Todd Ripper

---

*Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.*

#### **CALL TO ORDER:**

#### **A. ROLL CALL:**

#### **B. AMENDMENTS TO AGENDA:**

Consider MOTION to approve and accept the December 20, 2022 agenda with/without amendments.

#### **C. COMMUNICATIONS:**

#### **D. CITIZEN'S REQUEST:**

#### **E. CONSENT AGENDA ITEMS:**

##### **1. Minutes**

Consider MOTION to approve and accept the December 6, 2022 minutes of the Plan and Zoning Commission meeting.

**2. 1001 SW Ordnance Road - Aim High Automotive Site Plan**

Consider MOTION to approve the site plan for 1001 SW Ordnance Road, Aim High Automotive, subject to City Council approval of the public storm sewer vacation, public ingress/egress easement vacation, and replacement public storm sewer easement.

**3. 1509 N Ankeny Boulevard - Earl May Nursery and Garden Center Greenhouse Addition Site Plan**

Consider MOTION to approve the site plan for 1509 N Ankeny Boulevard, Earl May Nursery and Garden Center Greenhouse Addition.

**4. 2006 S. Ankeny Boulevard - DMACC ISO Rated Facility Site Plan**

Consider MOTION to approve the site plan for 2006 S. Ankeny Boulevard, DMACC ISO Rated Facility.

**Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.**

**F. REMOVED CONSENT AGENDA ITEMS:**

**G. PUBLIC HEARINGS:**

*Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.*

**H. BUSINESS ITEMS:**

**5. Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District**

Consider MOTION to recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

**6. Request to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Bricktowne Piper LC., from High Density Residential to Neighborhood Commercial.**

Consider MOTION to recommend City Council approval of the request by Bricktowne Piper LC., to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Bricktowne Piper LC., from High Density Residential to Neighborhood Commercial.

**7. Bricktowne Piper LC., request to rezone property from R-3 Multiple Family Residence District to C-2, General Retail and Highway Oriented Business District.**

Consider MOTION to recommend City Council approval of the request by Bricktowne Piper LC., to rezone property from R-3 Multiple Family Residence District to C-2, General Retail and Highway Oriented Business District.

**I. OLD BUSINESS:**

**J. REPORTS:**

1. December 19, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for January 4, 2023

Public Hearing(s): Set hearing for January 4, 2023 at 6:30 p.m. to consider:

- Request by NGR, Inc. to rezone property from R-1 to M-1.

3. Commissioner's Reports

**K. MISCELLANEOUS ITEMS:**

January 3, 2023 - 5:30 p.m. City Council Representative: Staff

**L. ADJOURNMENT:**

Consider MOTION to adjourn the meeting.